

Final Freehold CBD Office Floor at 108 Robinson Road Launched for Sale Amid Limited Strata Supply

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SINGAPORE – 17 March 2026 – The final remaining freehold office floor at 108 Robinson Road is launched via an Expression of Interest (EOI) exercise, marking the last opportunity to secure a Freehold strata floor in the refurbished building within the Singapore Raffles Place financial district. The EOI exercise will close on **22 April 2026, Wednesday at 3pm**

Since the Urban Redevelopment Authority (URA) introduced restrictions on the strata subdivision of commercial properties in key parts of the Central Area on 15 March 2022, the supply of new strata office units in Singapore's Central Business District (CBD) has become increasingly limited. Against this backdrop, an asset like 108 Robinson Road, a recently upgraded freehold office building offering move-in-ready full-floor spaces — stands out as a rare opportunity in the market.

Refurbished Freehold CBD Office Asset

108 Robinson Road is a 12-storey freehold strata-titled commercial building in the heart of Singapore's CBD.

Acquired by PGIM's real estate business in 2021, 108 Robinson Road is a 12-storey freehold strata-titled commercial building in the heart of Singapore's CBD. The property underwent a comprehensive Asset Enhancement Initiative (AEI), completed in 2023, which included a full upgrade of the building's mechanical and electrical systems, lifts and lift lobbies, as well as a refreshed double-volume arrival lobby.

The building also features a new full-height glass façade powered by solar panels and has achieved BCA Green Mark Platinum certification.

The repositioning was not cosmetic. It was undertaken to align the building with today's occupier expectations – ESG compliance, modern specifications and a strong sense of arrival experience.

Strong Sales Momentum and Benchmark Pricing

In June 2025, three premium floors (Levels 8, 11 and 12) were sold for a combined S\$55.8 million, achieving pricing in the high S\$3,800 to S\$3,900 psf range. These transactions established clear pricing benchmarks within the building.

Yap Hui Yee, Executive Director, Investment Sales & Capital Markets at Savills Singapore, said: "The take-up at 108 Robinson Road has been strong, driven by its freehold tenure, recent building repositioning and efficient full-floor layouts. Within a short span of just 11 months, nine of the ten office floors have been successfully sold.

Purchasers have comprised a mix of high-net-worth families, family offices and charitable organisations seeking long-term ownership of quality office space in the core CBD. The building's freehold tenure, modern specifications following the recent asset enhancement initiative and efficient full-floor layouts have been key factors driving buyer interest.

With only the final office floor remaining, we expect the opportunity to continue attracting serious interest from end-users and investors looking to secure a rare freehold strata office in the Robinson Road corridor.”

Today, the building is home to a diverse mix of international and regional occupiers across the technology, fintech, cybersecurity and financial services sectors, including companies such as Singlife, Funding Societies, Group-IB and Check Point, reflecting the

Final Floor – Income with Flexibility

The final available floor is guided at S\$16.2 million (approximately S\$3,725 psf).

The unit is currently leased to a blue-chip serviced office occupier, providing immediate rental income. At the same time, the lease structure offers flexibility for potential vacant possession, making the opportunity suitable for both investors seeking income visibility and corporate end-users planning for future occupation.

The floor also comes fully fitted with quality office finishes, enabling owner-occupiers to move in with minimal additional capital expenditure.

In addition, each office floor at 108 Robinson Road benefits from an exclusive lift lobby, providing a private arrival experience for occupiers. The lift lobby area is not part of the strata area, allowing owners to enjoy exclusive use of the space without it being included in the strata purchase area.

With a price tag below S\$20 million, the opportunity offers buyers a rare chance to acquire a freehold CBD office floor of this scale and specification at an accessible quantum, particularly within a recently enhanced building in Singapore’s core financial district.

According to Savills Singapore, which is marketing the property, interest is expected from private investors, family offices and corporate end-users seeking long-term ownership of quality office space in the CBD.

Savills’ Perspective on Market Selectivity

Yap noted that earlier transactions within the building had already established clear pricing benchmarks.

“The earlier transactions established clear benchmarks within the building. This final floor benefits from that price discovery and is being offered at a compelling entry point relative to the earlier sales, particularly given that the space comes fully fitted.

Freehold CBD floors of this quality are not frequently available, and that scarcity underpins its appeal.”

She added that Singapore’s strata office market has become increasingly selective in recent years.

“Capital is gravitating toward assets that demonstrate clarity – clarity of tenure, clarity of specification and clarity of positioning. In that environment, freehold office floors in established CBD locations stand apart.

Buyers today are adopting a more balanced approach. While investors remain disciplined about cash flow visibility, they are equally focused on long-term capital preservation. In Singapore's CBD, tenure and asset quality continue to be key differentiators."

Outlook for Singapore's CBD Office Market

Looking ahead, Yap noted that Singapore's position as a regional headquarters hub continues to support demand for well-located office assets.

"Singapore continues to serve as a regional headquarters hub and financial centre. While market cycles evolve, well-located, modernised buildings with strong sustainability credentials should continue to attract both occupier and investor demand."

– END –



**Note to media:**

Professionally taken photos of the floor are available and can be downloaded here:

<https://fileshare.savills.asia/fl/bq3JvfyWpMD9>

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